

From: Joseph Sanderson
Sent: Friday, August 08, 2014 2:27 PM
To: CEQA Guidelines
Subject: Comment Re VMT

I strongly support the switch to VMT, which will encourage much-needed infill development and remove the incentives LOS creates to build in distant exurbs rather than close to thriving urban centers.

However, until the vestiges of LOS that remain in current plans are eliminated, infill projects will continue to face unnecessary obstacles. I urge you to seek legislation encouraging revisions to outdated general plans that constrain infill development.

Additionally, I urge you to adopt regulations governing environmental studies for land use ballot measures. Often, these allow bad projects and environmentally-unfriendly regulations restricting infill development to escape CEQA analysis that would reveal their flaws. You should also seek legislation limiting land use ballot initiatives to a 30 year life--otherwise, ballot measures passed when a city was completely different, based on outdated theories of planning, can constrain good development indefinitely.